147.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,200 / 779,200
					USE VALUE:	779,200 / 779,200
					ASSESSED:	779,200 / 779,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRAGER MICHAEL G & GEORGINA F	
Owner 2:		
Owner 3:		
Street 1:	57 HAWTHORNE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	PORFIDO GREGORY -
Owner 2:	WILCKE TATIANA -
Street 1:	57 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,909 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Vinyl Exterior and 1789 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4909.000	324,500	900	453,800	779,200
Total Card	0.113	324,500	900	453,800	779,200
Total Parcel	0.113	324,500	900	453,800	779,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.55 | /Parcel: 435.5

Legal Description

User Acct 96835

GIS Ref

GIS Ref

Insp Date 05/22/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 147.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,300	900	4,909.	453,800	722,000	722,000	Year End Roll	12/18/2019
2019	101	FV	229,600	900	4,909.	425,500	656,000	656,000	Year End Roll	1/3/2019
2018	101	FV	229,600	0	4,909.	351,700	581,300	581,300	Year End Roll	12/20/2017
2017	101	FV	229,600	0	4,909.	323,300	552,900	552,900	Year End Roll	1/3/2017
2016	101	FV	229,600	0	4,909.	295,000	524,600	524,600	Year End	1/4/2016
2015	101	FV	202,700	0	4,909.	289,300	492,000	492,000	Year End Roll	12/11/2014
2014	101	FV	202,700	0	4,909.	268,900	471,600	471,600	Year End Roll	12/16/2013
2013	101	FV	202,700	0	4,909.	255,800	458,500	458,500		12/13/2012

!11513!

PRINT

Date	Time
12/11/20	01:40:40

LAST REV

Date	Time
08/17/20	13:51:21
apro	
11513	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORFIDO GREGORY	73360-244	1	9/27/2019		950,000	No	No		
BANCROFT DORIS	42978-470		8/4/2004		417,000	No	No		
	9955-574		12/19/1961		17,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2009	339	Redo Kit	11,000					
8/20/2004	758	Add Bath	12,000	C		G6	GR FY06	18 FTDORMER TO ADD
10/26/1994	574	Re-Roof	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	SQ Returned	JO	Jenny O
5/22/2018	Inspected	CC	Chris C
5/1/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Measured	372	PATRIOT
7/8/2005	Fieldrev-Chg	BR	B Rossignol
4/8/2005	Permit Visit	BR	B Rossignol
4/18/2000	Inspected	264	PATRIOT
11/18/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96835
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4909		Sq. Ft.	Site		0	80.	1.16	9									453,815						453,800	

Total AC/HA:	0.11270	Total SF/SM:	4909	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	453,815	Spl Credit		Total:	453,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.23692000
Const Adj.:	1.03939605
Adj $ / SQ:	115.708
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340110
Depreciation:	15645
Depreciated Total:	324465

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

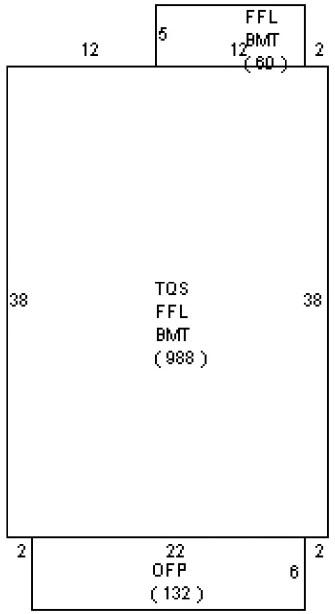
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	115.71
Special Features:	0	Val/Su Net:	109.30
Final Total:	324500	Val/Su SzAd	181.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,048	34.710	36,379
FFL	First Floor	1,048	115.710	121,262
TQS	3/4 Story	741	115.710	85,740
OFP	Open Porch	132	30.140	3,979
	Net Sketched Area:	2,969	Total:	247,360
Size Ad	1789	Gross Are	3216	FinArea 1789

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X20	A	AV	2015	3.81	T	5	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc